

PLANNING AND ZONING COMMISSION

ZONING CHANGE FACT SHEET

Case No: P&Z 84-37-Z

Applicant: City of Rockwall

Location of Property: Heritage Heights on Dalton Road

Acreage:

Current Zoning: Agricultural

Surrounding Zoning: Agricultural and SF-10

Requested Zoning: SF-16 or SF-10

Reason for Request: To match zoning to current use

Notices: Sent: 5

Favorable: 1

Unfavorable: 0

Description: When an area is annexed, it comes into the City zoned Agricultural. Since Heritage Heights is a platted subdivision, we would like to assign zoning which matches the land use.

Staff Comments: The City initiated this zone change to match zoning to land use. You recently recommended SF-10 zoning to the east on James Hudson's property. We originally advertised it as SF-10 or SF-16. However, after reviewing the plat, there are a number of lots less than 16,000 sq. ft. Our recommendation would be to zone it SF-10.

Planning and Zoning Commission Recommendations:

3/8/84 - Approve "SF-10"

Council Decision:

4/2/84 - Rezone to "SF-10"



CITY OF ROCKWALL

"THE NEW HORIZON"

March 26, 1984

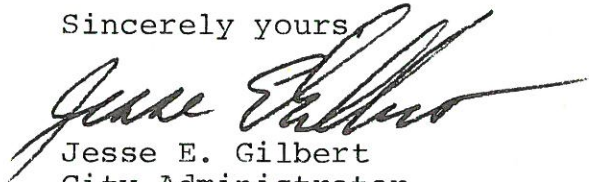
Dear Property Owner:

The Rockwall City Council will hold a public hearing at 7:30 P.M. on April 2, 1984, in the District Courtroom, Rockwall County Courthouse on the rezoning of Heritage Heights Addition. The City is proposing to change the zoning on this subdivision from Agricultural to "SF-10" Single Family Residential.

You are invited to attend and present any comments you may have.

If you have any questions, call 722-1111 or come by City Hall at 102 East Washington.

Sincerely yours

A handwritten signature in black ink, appearing to read "Jesse E. Gilbert".

Jesse E. Gilbert
City Administrator

JEG/mmp

LATHAM ROOFING CO., INC.

1602 Stevens
DALLAS, TEXAS 75228
(214) 226-2404

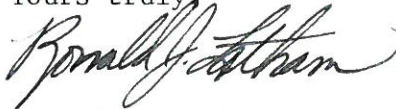
March 30, 1984

Mr. Jesse E. Gilbert
City Administrator
102 E. Washington
Rockwall, Tx. 75087

Dear Mr. Gilbert:

I received your notice of the public hearing on April 2, 1984. I will be unable to attend and I want to inform your office that we support the proposal to change the zoning on Heritage Heights to "single family residential". As residents and property owners we believe this would be a positive change for the City of Rockwall.

Yours truly



Ronald J. Latham

RJL:feb

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 8th day of March, 1984, in
District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of the City of Rockwall
for a change in zoning from "A" Agricultural to "SF-10" or "SF-16"
Single Family Residential

on the following described property:

Heritage Heights Addition

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-37-Z


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-37-Z

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

February 17, 1984

Dear Property Owners:

Heritage Heights, which was recently annexed into the City of Rockwall on petition of the property owners, was brought into the City with an "A" Agricultural zoning designation as is all property when it initially comes into the City. This is a temporary zoning classification utilized until the appropriate zoning classification is established.

In order to establish the appropriate zoning classification for Heritage Heights, the City has initiated a zoning case to consider either a Single Family-10, or Single Family-16 zoning designation. "SF-10" has a minimum lot area requirement of 10,000 square feet and it is the zoning designation applicable to The Shores Subdivision and the Northshore Subdivision. The "SF-16" District has a minimum lot area requirement of 16,000 square feet. There is currently no land zoned "SF-16" in the City.

Most of the lots in Heritage Heights are well in excess of 16,000 square feet. Approval of either of these districts will not affect the lot sizes which were established on the Heritage Heights approved plat.

There will be a public hearing on this zoning at the Planning and Zoning Commission meeting at 7:30 P.M. on March 8th in the District Courtroom, Rockwall County Courthouse, Rockwall, Texas. You are invited to attend and present any comments you may have.

If you have questions, call 722-1111 or come by City Hall at 102 East Washington.

Sincerely yours,



Julie Couch
Assistant to City Administrator

JC/mmp

~~Check list~~
1501

Bob & Nancy Calhoun	Rt 2	406 McKenzie
John & Vicki Hill	Rt 2	7105 Odell
John & Donna Meyers	Rt 2	Box 62 Hunt Ln
John & Linda Park	Rt 2	7104 Odell
Jean Severn	Rt 2	7107 Hunt Ln
W.E., Debra & Joyce Sumners	Rt 2	7102 Odell
Peter Webb	Rt 2	58 Hunt Ln
Charles & Patricia Welch	Rt 2	7100 Odell
To Ann Hansen Bailey	Rt 2	7101 Odell
Mike & Kay Breeze	Rt 2	505 Boggs Circle
David & Sharon Kiowski	Rt 2	Box 56 Boggs Circle
Rick & Glenda Rudolph	Rt 2	47 Bessie Ln
Joseph & Phyllis Stevens		2101 Glen Forest, Plano 75023
Howard G. Hazzlet, Jr.		14606 Dallas Pkwy #1086 Dallas, TX 75240
O.D. Owens		2518 Hillglenn Dallas, TX 75228

James Ianrucci	Rt 2	7100 Odell
Ellen Hunt		603 Lake Meadows
Frank Onorato		1532 Vernon, Modesto, CA 95351
H. L. Wade	Rt 2	Box 50
Ronald Latham	Rt 4	Box 60-D
Joseph Mc Dunn		4325 Thicket, Garland 75043
Paul Studenbaker		1379 Hulgen Cir, Desota 75115
Bob Fryhauer		9210 Whitehurst, Dallas 75243

16 Heritage Heights Letters

- | | | |
|--------------------------------------|-----------------|---------------------|
| 1 Bibb & Nancy Calhoun | Rt 2 | 406 McKenzie |
| 2 John & Vicki Hill | Rt 2 | 7105 Odell |
| 3 John & Donna Meyers | Rt 2 | Box 62 Hunt Ln |
| 4 John & Linda Park | Rt 2 | 7104 Odell |
| 5 Jean Severn | Rt 2 | 7107 Hunt Ln |
| 6 W.E., Debra & Joyce Summers | Rt 2 | 7102 Odell |
| 7 Peter Webb | Rt 2 | 58 Hunt Ln |
| 8 Charles & Patricia Welch | Rt 2 | 7100 Odell |
| 9 Jo Ann Hansen Bailey | Rt. 2 | 7101 Odell |
| 10 Mike & Kay Breeze | Rt 2 | 505 Boggs Circle |
| 11 David & Sharon Kiowski | Rt 2 | Box 56 Boggs Circle |
| Jerry & Marie Hammers | Rt 2 | Box 49A |
| Judith Wade | Rt 2 | Box 50 |
| 12 Rick & Glenda Rudolph | Rt 2 | Bessie Ln |

- | | |
|-------------------------------------|-------------------------|
| E. D. & Mable Dalton | P.O. Box 237 |
| Robert B. Tanney | 3057 N. Golied |
| 13 Ellen Hunt | 603 Lake Meadows |

- | | |
|---------------------------------------|-------------------------------------|
| Joseph & Myrtle Warren | 2107 Glen Forest |
| Rick & Glenda Rudolph | Bessie Lane |
| Mike & Kay Breeze | Rt 2 505 Boggs Circle |
| David & Sharon Kiowski | Rt 2 Box 56 Boggs Circle |
| Jerry & Marie Hammers | Rt 2 Box 49A |
| Judith Wade | Rt 2 Box 50 |
| Rick & Glenda Rudolph | Bessie Lane |

~~Francis P. Dyer~~
~~Cambridge Company~~
~~Thomas Jene~~
~~David Hirdgdon~~

502 Ridgeview
16660 Dallas Parkway #2000, Dallas 75248
3545 Caruth, Dallas 75225
Rt 4, Box 571

Julie Harlan Hudson , 4200 Edmondson, Dallas 75205

Forest G. Whitten , 803 W. Dalton , Rockwall

Home Savings of America , 5151 Beltline Rd, Dallas 75023

E. ~~W.~~ Dalton , P. O. Box 237 , Rockwall

Mabel Orr Dalton , P. O. Box 237 , Rockwall

C. W. Green, V.P. Chester R. Green ^{and Assoc., Inc.} 208 Wood park

Home Savings of America 5151 Kellum Rd. Dallas 75208

4 Joseph P. and Phyllis Stevens 2101 Glen Forest ? (not 7 blocks)

5 Howard G. Heaslet Jr. 14606 Dallas Parkway #1086
Dallas, TX 75240 (Lot 1, 2 blocks)

~~John Daniel Hill III 7105~~

James Hudson
Terry Taylor

4200 Edmondson, Dallas 75205
8655 Paint Trail Ct., Fort Worth, TX 76116

Heritage Heights

16 O.D. Owens
2518 Hill glenn
Dallas, TX 75228

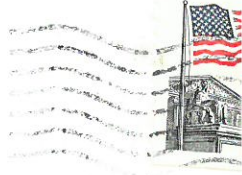


CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087



Charles & Patricia Welch
Rt. #2
7100 Odell
Rockwall, Tx. 75087

WEL 00 6R2119N1 02/21/84

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD



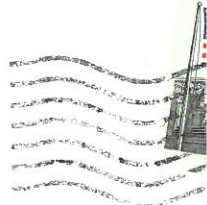
CITY OF ROCKWALL

"THE NEW HORIZON"

102 East Washington

Rockwall, Texas 75087

James Lannucci



Charles & Patricia Welch
Rt. 2
7100 Odell
Rockwall, Tx. 75087

WEL 06 6R2849N1 03/28/84
WEL 00 6R2849N1 03/28/84

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